

# CITY OF COLUMBUS

HUD PROGRAM YEAR 2020 / CITY FY2021 CAPER



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# CR-05 - GOALS AND OUTCOMES

## **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

The City of Columbus has prepared its FY2021 Consolidated Annual Performance Evaluation Report (CAPER) under the federal regulations found in 24 CFR 570. The United States Department of Housing and Urban Development (HUD) provided the following grants to the City to address the needs of low-moderate income persons in the community. This report informs the public of progress that the City made using Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Community Development Block Grant - CoronaVirus (CDBG-CV), and Community Development Block Grant – Corona Virus Round 3 (CDBG-CV3).

The FY 2021 CAPER covers the period from July 1, 2020 – June 30, 2021. It also provides a detailed description of the City's use of HUD funding and gives an account of the City's progress in reaching its strategic goals outlined in the FY2021-2025 Consolidated Plan and its FY2021 Action Plan.

The City of Columbus collaborated with non-profit organizations and other entities to ensure that the City could target their most vulnerable populations. These activities included a wide range of services and programs such as affordable housing, facility and infrastructure improvements, operational support for non-profits, and emergency housing and supportive services for the homeless. The City of Columbus Community Reinvestment Department successfully managed 24 projects that contributed to the overall success of the program helping us to achieve strategic priorities. Those priorities and projects include:

### **1.) Increase, create, and sustain affordable housing**

- NeighborWorks Columbus
- Open Door Community House
- Fair Housing Activities

### **2.) Increase suitable living environments**

- St. Anne's Community Outreach
- Homeless Resource Network
- Mercy Medical
- Hope Harbour
- Home For Good
- Salvation Army
- Boys and Girl's Club
- Enrichment Services
- Boys & Girls Club
- Habitat For Humanity
- Access2Independence

- Whole Person Ministries
- Let's Grow Steamx

3.) **Reduce poverty/expand economic opportunity**

- StartUp Columbus
- Home For Good

During FY2021, The City of Columbus expended \$3,324,683.76 in Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and Community Development Block Grant – Corona Virus (CDBG-CV), funds the directly impacted 15,724 clients.

## CDBG PROGRAM HIGHLIGHTS

The City of Columbus allocated funds for various community development projects to benefit low-and moderate-income communities and persons, including economic development activities, ADA improvements, homeowner housing rehabilitation, acquisition of equipment and facilities, infrastructure improvements, housing counseling, youth activities, and other public service programs. Below is a highlight of community development projects completed in FY2021.

### Mildred Tillis Recreation Center

The Mildred Tillis Recreation Center is located at 1435 13th Ave (Parcel Id: 027 036 018) in Columbus, GA. Due to extensive water damage from the walls and ceilings, the interior of the main building are not open to the public. Not only has the water damage left the facility with limited uses, it also presents an undesirable working environment. If left in its current state, water damage can lead to irreparable damages at a higher expense.

On the same parcel as the recreational facility there includes a children's playground, outdoor basketball court, and softball field, all of which are available for the public to use. The proposed project will utilize CDBG funding for the rehabilitation of the main facility; most of which will be used towards water damage restoration and water removal. As part of the overall rehabilitation of the facility, a new roof and exterior building components were repaired or replaced.





## Rose Hill Playground

Rose Hill Playground is located at 3300 Hamilton Road on 3.7 acres amount of land. The project included the repair/replacement of the existing playground's equipment within a low to moderate census neighborhood. The project utilized CDBG funding to provide for these improvements. Improving the community parks and recreational facilities enhance the quality of life for citizens, by providing passive and active recreational, educational, and cultural programming services for all age groups. This project assisted the Columbus Parks and Recreation Department, in providing parks and recreation facilities that are safe, accessible, ADA compliant and aesthetically pleasing to the entire community.



## Anderson Village Park

Anderson Village Park is located at 3920 Middle Avenue on 1.8 acres of land. The project included the repair/replacement of the existing playground's equipment within a low to moderate census neighborhood. The project utilized CDBG funding to provide for these improvements. Improving the community parks and recreational facilities enhance the quality of life for citizens by providing passive and active recreational, educational, and cultural programming services for all age groups. This project assisted the Columbus Parks and Recreation Department in providing parks and recreation facilities that are safe, accessible, ADA compliant and aesthetically pleasing to the entire community.



## Ewart Park

Ewart Park is located at 909 Ewart Avenue on 2.1 acres amount of land. The project includes the repair/replacement of the existing playground's equipment within a low to moderate census neighborhood. The project utilized CDBG funding to provide for these improvements. Improving the community parks and recreational facilities enhance the quality of life for citizens by providing passive and active recreational, educational, and cultural programming services for all age groups. This project assisted the Columbus Parks and Recreation Department in providing parks and recreation facilities that are safe, accessible, ADA compliant and aesthetically pleasing to the entire community.





## J. Fluellen Playground

Fluellen Playground is located at 2916 8th Street on .36 acres amount of land. The project includes the repair/replacement of the existing playground's equipment within a low to moderate census neighborhood. The project utilized CDBG funding to provide for these improvements. Improving the community parks and recreational facilities enhance the quality of life for citizens by providing passive and active recreational, educational, and cultural programming services for all age groups. This project assisted the Columbus Parks and Recreation Department in providing parks and recreation facilities that are safe, accessible, ADA compliant and aesthetically pleasing to the entire community.



## Cooper Creek Playground

Cooper Creek Playground is located at 4816 Milgen Road on 134.92 acres amount of land. The project includes the repair/replacement of the existing playground's equipment within a low to moderate census neighborhood. The project utilized CDBG funding to provide for these improvements. Improving the community parks and recreational facilities enhance the quality of life for citizens by providing passive and active recreational, educational, and cultural programming services for all age groups. This project assisted the Columbus Parks and Recreation Department in providing parks and recreation facilities that are safe, accessible, ADA compliant and aesthetically pleasing to the entire community.



## HOME PROGRAM HIGHLIGHTS

The City of Columbus also focused on affordable housing initiatives by acquiring, rehabilitating, selling single-family homes, providing tenant-based rental assistance, and down-payment assistance for future homeowners in the City. The Sweet Home Columbus program is one of the most sought-after programs for first-time homebuyers in the City. Eligible households receive up to five percent of the purchase price of a home not to exceed \$10,000 of down-payment assistance for the acquisition of a single-family home. In FY 2021, five homebuyers became homeowners. Housing affordability is and has remained a top priority for the City this year. It was addressed through the acquisition, rehabilitation, and disposition of single-family housing, rental housing, and down-payment assistance. Below are highlights of affordable housing activities in FY2021.



Agency Name: NeighborWorks Columbus  
Project Name: Neighborworks Affordable Housing Program  
<https://mercymedcolumbus.com/>

Neighborworks of Columbus acquires, rehabilitates, and sells single-family homes to income-eligible homebuyers. Repairs often include thermal and moisture protection, blown insulation, significant drywall repair, replacement windows, front porch repairs, rear deck repairs, as well as the installation of flooring. The homebuyer receives up to five percent of purchase price not to exceed \$10,000 of down-payment assistance.



## Cozy Corner Transformation

Cozy Corner's transformation will be remembered as one of NeighborWorks Columbus's most touching stories. After Cozy Corner's demolition, Neighborworks Columbus decided to build a two-story blue home to pay homage to the historical site. One day, a potential homebuyer walked into NeighborWorks Columbus wanting a better quality of life for her and her family.

They showed her the blueprint of the home and she asked if she could ever own a home like this. She was encouraged and excitedly started the program.

After pre-approval she reached out to Neighborworks requesting something special. Something they have never done before. The homebuyer, a woman deeply rooted in her Christian faith, requested that they bury her Bible, given to her by her late father, in the home's foundation.

She said "I'm breaking generational curses by being the first homeowner in my family. I thank my lord and savior, Jesus Christ, and the wonderful staff at NeighborWorks Columbus."



Cozy Corner Pre-Demolition



Post Construction



The Homebuyer

## North Highland Transformation

A single mother to two young children and caretaker to her father who is an amputee, wanted to achieve the American dream of home ownership. She was living in an apartment where her kids shared a room, and it was her goal to find a home that she could give everyone their own space.

She decided to apply to the NeighborWorks homeownership program. During her time, she was showed a newly renovated home in the North Highland neighborhood, and she loved it. It was her goal to get settled in a home before school started.

Now, the single mother of two is a proud new homeowner and is grateful for the gained valuable knowledge on budgeting and money management.



Pre-Rehabilitation



Post Rehabilitation



The Homebuyer

## CDBG-CV PROGRAM HIGHLIGHTS

The City of Columbus allocated funds for various community development projects to benefit low-and moderate-income communities and persons to prevent, prepare for, and respond to Corona Virus and its impact on our community. Below is a highlight of a CDBG-CV awarded project completed in FY2021.



Agency Name: MercyMed of Columbus  
Project Name: MercyMed COVID-19 Testing  
<https://mercymedcolumbus.com/>

MercyMed of Columbus is a nonprofit healthcare center. They offer essential healthcare services to those who have difficulty accessing care. They provide primary care, dentistry, counseling, physical therapy, and more. Their clinic is a safety net for the community, and we are appreciative of their hard work to provide services to those in need.

COVID-19 presented new challenges in healthcare. COVID19 demanded a hogh number of . As community transmission was soaring in our area and across the nation, the need for COVID testing was growing immensely.

During this most difficult time for our community and nation, many low to moderate income persons went without access to proper testing. Testing allowed for a reduction in community transmission, as those whose results were positive became informed and were able to follow a prescription of quarantine and other measures. MercyMed of Columbus rose to the challenge by offering a comprehensive quality primary healthcare program for COVID-19.



With CDBG-CV funding, and MercyMed of Columbus leveraging additional funding, testing was provided to more than 10,000 citizens.

During the pandemic MercyMed of Columbus:

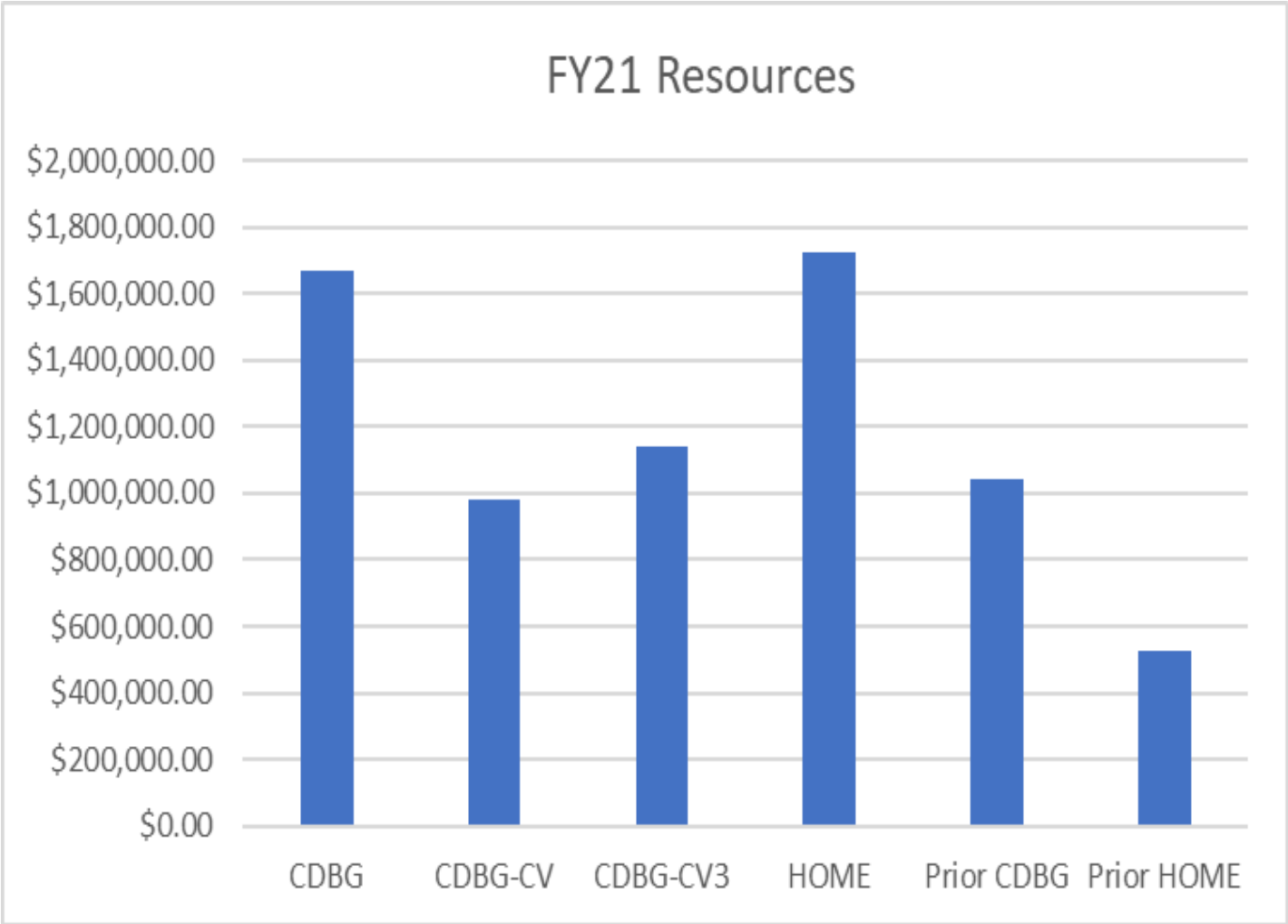
- Provided testing: approximately 180 - 200 per day
- Offered rapid testing so patients can learn if they are positive in 15 minutes, in addition to 48-hour results.

Below are pictures captured during the COVID-19 Pandemic:



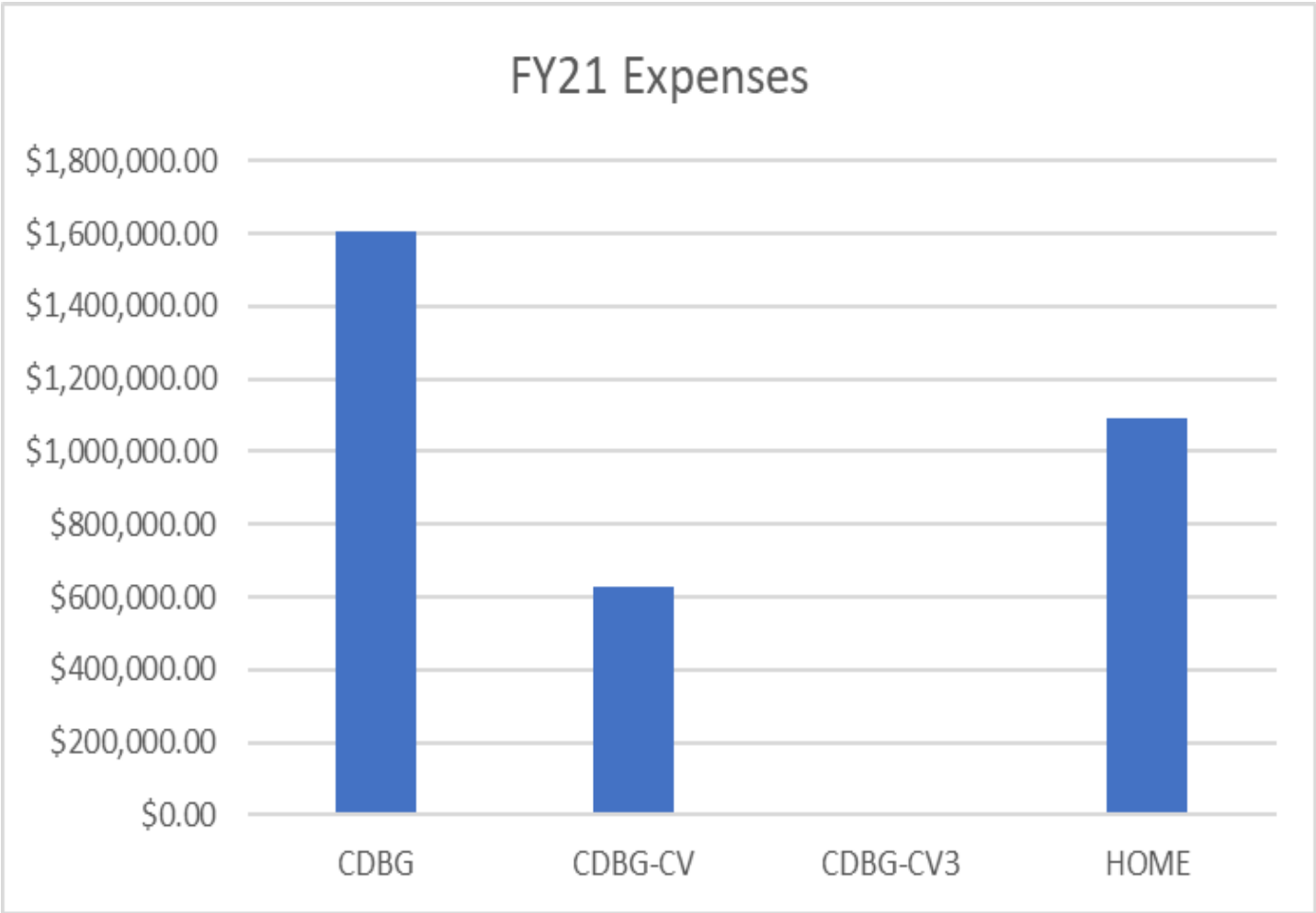
Resources

During FY 2021, The City of Columbus made available a total of \$7,085,548.80 in resources comprised of grant allocations from CDBG (\$1,667,676.00), HOME (\$1,721,883.00), CDBG-CV (\$981,189.00), and CDBG-CV3 (\$1,143,059.00). The City also carried forward unexpended grant funds from FY 2017 through 2019 that totaled \$1,571,791.80 for CDBG (\$1,044,978.40) and HOME (\$526,813.40).



Expenses

The City of Columbus dispersed a total of \$3,324,683.76 in grant funds. According to local financial records, The City dispersed \$1,602,679.65 in CDBG funds, \$1,091,487.40 in HOME funds, \$629,981.21 in CDBG-CV funds, and \$535.50 in CDBG-CV3 funds.





**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives.**  
**91.520(g)**

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Economic development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	70	0	0.00%	0	0	0.00%
Economic development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	15	0	0.00%	1	0	0.00%
Housing/services for persons who are homeless	Public Housing Homeless	CDBG: \$ / HOME: \$0	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	6750	0	0.00%	0	0	0.00%
Housing/services for persons who are homeless	Public Housing Homeless	CDBG: \$ / HOME: \$0	Homelessness Prevention	Persons Assisted	0	0	0.00%	1548	2023	100.00%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Rental units rehabilitated	Household Housing Unit	0	1	0.00%	0	0	0.00%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	15	14	93.33%	3	4	100.00%

Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	20	0	0.00%	15	16	100.00%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%	9	0	0.00%
Improve access to and quality of housing.	Affordable Housing	CDBG: \$ / HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	0	0.00%	13	8	61.54%
Improve public facilities and infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%	200	0	0.00%
Improve public facilities and infrastructure	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%	91	0	0.00%
Planning and administration	Administration	CDBG: \$ / HOME: \$	Other	Other	1	0	0.00%	1	1	100.00%

Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15680	1000	6.38%	925	9718	100.00%
Provide public services	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	5740	0	0.00%	0	3951	100.00%
Remove slum and blight	Non-Housing Community Development	CDBG: \$ / HOME: \$0	Buildings Demolished	Buildings	50	3	6.00%	3	3	100.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

The activities undertaken by the City of Columbus are consistent with the documented priorities established in the Consolidated Plan. The priorities, goals, and objectives Identified are designed to assist lower income residents needing housing, jobs, and services.

Federal CDBG funds are intended to provide low to moderate income households with viable communities, including decent housing, a suitable living environment, and expanded economic opportunities. Eligible activities include community facilities and improvements, housing rehabilitation and preservation, affordable housing development activities, public services, economic development, planning, and administration.

The system for establishing the priority for the selection of these projects in Columbus is predicated upon the following criteria:

- Meeting the statutory requirements of the CDBG program
- Meeting the needs of Low to Moderate Income residents
- Focusing on Low to Moderate Income areas or neighborhoods
- Coordination and leveraging of resources
- Response to expressed needs
- Sustainability and/or long-term impact
- The ability to demonstrate measurable progress and success

Priority CDBG funding areas include areas where the percentage of Low to Moderate Income persons is 51% or higher. The following projects were completed in this reporting year with CDBG funds and addressed these community priorities:

- Demolition Services – Blight removal
- Direct Service Corporation – Public services (Elderly)
- Parks and Recreation – Public services
- St. Anne's Community Outreach – Public Services & Housing/services for the homeless/at- risk
- Boys & Girls Club – Public Services (Youth)
- Home for Good/CoC - Housing/services for the homeless/at-risk
- Minor Home Repair/Continuing Hope & Accessibility - Affordable housing repair

# CR-10 - RACIAL AND ETHNIC COMPOSITION OF FAMILIES ASSISTED

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	6,425	11
Black or African American	7,826	41
Asian	20	0
American Indian or American Native	20	0
Native Hawaiian or Other Pacific Islander	5	0
<b>Total</b>	<b>14,296</b>	<b>52</b>
Hispanic	1,107	6
Not Hispanic	13,189	46

Table 2 – Table of assistance to racial and ethnic populations by source of funds

## Narrative

The chart above shows the total beneficiaries by race and ethnicity directly assisted with HUD funding from 2016 - 2020. Please also note that race and ethnicity numbers are dependent upon self-reported data; therefore, race and ethnicity may not align equally.

As required by HUD, the City of Columbus and its subrecipients follow the Affirmative Marketing Rules. As such, all recipients of HOME funds are required to follow the affirmative marketing requirements. All printed materials are designed to inform the public, owners, or potential tenants wishing to participate in the HOME Program. This includes a statement regarding the Columbus Consolidated Government's Affirmative Marketing Plan as well as the applicable fair housing laws. This information is included in all media released and/or reports informing the public about the HOME Program. All newspaper and other media announcements, as well as any printed materials, include the Equal Housing Opportunity logo, slogan or statement. Fair Housing Posters are displayed in the offices of all of the City's subrecipients.

To market and publicize various housing programs that are available to the public, all of the programs are advertised via the City's website at:

<http://www.columbusga.org/CommunityReinvestment/> and social media accounts.

Additionally, the websites of some of the City's subrecipients, such as:

NeighborWorks at <http://www.nwcolumbus.org>,

Wynnton Neighborhood Housing at <http://www.wynntonhousing.org>

Open Door Community Housing at <http://www.opendoorcommunityhouse.org>

Federal funds were used to help residents at or below 80% of the area median income regardless of race and/or ethnicity. Efforts continue to include the dissemination of information to various minority publications/media to increase awareness among minority populations. Housing events continue to be held throughout the community, which provide outreach to the minority population. The Community Reinvestment Department continues its membership on the Hispanic Outreach Committee, which consists of various community organizations that put activities together that provide information about programs and services to the Hispanic Community.



# CR-15 - RESOURCES AND INVESTMENTS

## 91.520(A)

### Identification of the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,667,676	1,602,679.65
HOME	public - federal	1,721,883	1,091,487.40
CDBG-CV	public - federal	981,189	629,981.21
CDBG-CV3	public - federal	1,143,059	535.50

**Table 3 - Resources Made Available**

In FY 2021, The city of Columbus had a total of \$7,085,598.80 in available resources comprised of FY 2021 grant allocations of CDBG (\$1,667,676.00), HOME (\$1,721,883.00), CDBG-CV (\$981,189.00), and CDBG-CV3 (\$1,143,059.00). The City also carried forward unexpended grant funds from FY 2017 through 2019 that totaled \$1,571,791.80 from CDBG (\$1,044,978.40) and HOME (\$526,813.40).

The City of Columbus dispersed a total of \$3,324,683.76 in grant funds. According to local financial records, The City dispersed \$1,602,679.65 in CDBG funds, \$1,091,487.40 in HOME funds, \$629,981.21 in CDBG-CV funds, and \$535.50 in CDBG-CV3 funds.

### Identification of the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation
Citywide	100	100

**Table 4 – Identify the geographic distribution and location of investments**

The City of Columbus allocated 100% in available resources for countywide projects. Priority CDBG funding areas include areas where the percentage of Low to Moderate Income persons is 51% or higher. The ConPlan defines “area of minority concentration” and “area of low-income concentration” as those census tracts that have concentrations of minority populations or low-income populations, respectively, statistically and significantly larger than the minority or low-income population for the City as a whole.

For the purposes of this report, “Minority concentration” is defined as those tracts with greater than 58.5% (County average) minority concentration. “Poverty concentration” is defined as those tracts with a poverty rate greater than 23.2% (County average).

The City utilizes HOME and CDBG funds throughout the jurisdiction to serve low- to moderate-income persons. A portion of HOME and CDBG funds will be used for the rehabilitation and renovation of single-family homes in low-income neighborhoods to improve the housing conditions within those neighborhoods. This method of allocation will enable the City to serve the most disadvantaged residents given the limited funding available.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The nonprofit organizations funded have additional financial capacity through foundations and fundraising campaigns. In addition, the City encourages applicants and subrecipients to seek out other public and private resources that address the needs and goals identified in the Consolidated Plan. Federal funds provide these organizations with the opportunity to expand their services to benefit low- and moderate-income persons. HOME funds were used as gap financing, which allowed other funds to be leveraged through our participation. For CDBG funds, no match is required, but CDBG funds are often used in tandem with other funding sources, allowing other sources to be leveraged through our participation.

The City of Columbus provides its subrecipients with a 50% HOME match reduction. The HOME match requires organizations who receive HOME assistance to provide the necessary match using non-federal funds, which is verified through a report submitted to the City on an annual basis. In this regard, the City continues to partner with nonprofit developers with emphasis of leveraging its entitlement funds in assisting with implementation of policies and programs that spur the development of affordable housing. During FY 2021, the City's total match liability for the HOME funds was \$50,645.

The City of Columbus HOME program received \$50,645.54 in HOME match from subrecipients, as referenced below.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$750,819.00
2. Match contributed during current Federal fiscal year	\$154,770.00
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$905,589.00
4. Match liability for current Federal fiscal year	\$50,645.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$854,944

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
3533	7/27/2021	\$5,758.00	N/A	N/A	N/A	N/A	N/A	\$5,758.00
3565	7/27/2021	\$17,941.00	N/S	N/A	N/A	N/A	N/A	\$17,941.00
3585	7/27/2021	\$14,339.00	N/A	N/A	N/A	N/A	N/A	\$14,339.00
3586	7/27/2021	\$12,607.00	N/A	N/A	N/A	N/A	N/A	\$12,607.00

**Table 6 – Match Contribution for the Federal Fiscal Year**

## HOME MBE/WBE Report

<b>Program Income</b> – Enter the program amounts for the reporting period				
<b>Balance on hand at begin-ning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
N/A	N/A	N/A	N/A	N/A

**Table 7 – Program Income**

**Minority Business Enterprises and Women Business Enterprises –**  
Indicate the number and dollar value of contracts for HOME projects completed during the reporting period

During the Reporting Period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	\$0.00	\$0.00	\$0.00			

**Table 8 - Minority Business and Women Business Enterprises**

**Minority Owners of Rental Property –** Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted

	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired	0	0				
Businesses Displaced	0	0				
Nonprofit Organizations Displaced	0	0				
Households Temporarily Relocated, not Displaced	0	0				
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Table 10 – Relocation and Real Property Acquisition**



# CR-20 - AFFORDABLE HOUSING 91.520(B)

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

The table below summarizes housing accomplishments in FY2021 compared to the proposed production targets listed in the FFY2020 Annual Action Plan. The City of Columbus utilized available funding to increase affordable housing options for low to moderate-income and homeless households.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	13	8
Number of Non-Homeless households to be provided affordable housing units	6	4
Number of Special-Needs households to be provided affordable housing units	10	8
<b>Total</b>	<b>29</b>	<b>20</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	13	8
Number of households supported through The Production of New Units	1	0
Number of households supported through Rehab of Existing Units	15	16
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>29</b>	<b>24</b>

**Table 12 – Number of Households Supported**

## **Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The COVID-19 pandemic has had a significant impact on the City of Columbus' efforts to attain its affordable housing goals. During this implementation year, a federal moratorium was in place, which allowed pending evictions to be paused. This attempt to allow people to shelter in place, prevented many people in this community from migrating. This was an attempt to stop the spread and transmission of the Corona-Virus.

In addition, due to the current increase in home prices, potential homebuyers were not finding move-in ready homes in their price range. The lack of adequate affordable homes was a significant barrier in FY 2021 for families looking to purchase homes in the City of Columbus.

## **Discuss how these outcomes will impact future annual action plans.**

The number of actual homeowner housing units added are usually products of prior year resources. As such, the one year goals will likely be realized in future CAPER reports. With this in mind, it is important to note that the City is on a new Consolidated Plan and has adjusted outcome measurements accordingly throughout the rest of its duration. This is especially important considering there are some projects and activities that were funded with prior year resources but need to be incorporated into upcoming Action Plan goals and objectives.

Based on the projects completed to date and currently programmed with funding, the City is on track to meet or exceed the goals set in the Consolidated Plan for the provision of affordable housing units. Although the City currently works with many community-based organizations, the primary impediment to the City's ability to meet underserved needs is the limited amount of entitlement funding and the fact that most nonprofit organizations operate on shoestring budgets. The City continues to face a reduction of funding at the local, state, and federal levels which will significantly limit the resources available to address the shortfall of affordable housing units.

The City of Columbus will provide additional information on program changes that are currently in development as the City continues to determine the needs of residents in future Action Plans. Subrecipients will be advised to consider market conditions and the availability of rental & permanent affordable housing when proposing annual project beneficiary goals.

Lastly, The Community Reinvestment Department will attempt to share its funding more broadly in the future, making additional contacts with non-profit and private affordable housing developers during its open application cycle. Further analysis of mitigating barriers to affordable rental housing will occur during the FY2020 Housing Needs Assessment, conducted every year before developing the annual action plan.

## **Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	11,739	19
Low-income	2,795	28
Moderate-income	190	5
<b>Total</b>	<b>14,724</b>	<b>52</b>

**Table 13 – Number of Households Served**

## **Narrative Information**

The City's housing market presents significant obstructions to development of an adequate supply of affordable housing for Low to Moderate Income individuals and families. Loss of major manufacturing employment opportunities (Snyder's-Lance) coupled with rising construction costs has created a significant barrier to affordable housing. Additionally, As of the 2020 decennial census, The City of Columbus has moved into the position as the 2<sup>nd</sup> largest city in the State of Georgia. There are significant geographic and socioeconomic disparities in access to essential community assets. Household income in Columbus differs widely across races and ethnicities, with minority residents likely to earn less.

The City has taken steps to reduce these obstacles and affirmatively further fair housing choice, such as allocating CDBG funding for housing rehabilitation activities to preserve existing affordable housing and providing HOME funds for both new construction and housing rehabilitation. The City of Columbus has also provided funding for down-payment assistance, homebuyer education, and fair housing education and outreach. These activities are represented in this CAPER and have continued in the implementation of our most recent Consolidated Plan.

# **CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

## **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

As a participant in the local Continuum of Care, led by Home for Good, the City is a partner to address homelessness and the priority needs of homeless individuals, families, and homeless subpopulations. Through the CoC, there are three core Street Outreach Providers, the Projects for Assistance in Transition from Homelessness (PATH) team, Columbus Police Department (CPD), and the Homeless Prevention Team.

Street outreach is conducted aweekly by CPD, biweekly by PATH, and at random by The Homeless Prevention Team. Each group has a representative that serves on the Mainstream and Outreach Committee (M&O Committee), which meets quarterly to coordinate amongst each other and get updates on progress being made in key areas. Each group has specific service areas, such as crisis intervention and survival aid but all have the same common goal to refer them to the Coordinated Entry System (211) for intake and individualized services.

Individuals/families can access support services either by self-presenting at most of the shelter facilities or through referrals. Regional emergency shelters refer participants to agencies that will assist them in obtaining mainstream resources so that they will have the financial ability to start along the road to self-sufficiency. Transitional housing programs generally refer participants getting into permanent housing programs/locations and provide the assistance necessary in obtaining resources to be successful when they make this transition.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

Each year, the CoC conducts a Point-in-Time count of the persons residing in emergency shelters and transitional housing facilities, as well as those living unsheltered, in the Columbus region. This information is used to understand the emergency and transitional needs of homeless persons so that they can be addressed adequately and efficiently. The CoC has implemented a plan to provide emergency shelters the benefits of participation by providing them with statistical data during from the Point-in-Time and Housing Inventory Count processes. This data includes information of their clients in the Homeless Management Information System (HMIS) as a result of receiving services from HMIS participating agencies. This system provides information on services to eligible clients by local non-profit organizations in the City. The City annually provides funding that in part helps support the HMIS database to track the effectiveness of service providers.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Increasing the amount of permanent and affordable housing with supportive services is key in helping homeless persons make the transition to permanent housing and independent living. The majority of chronically homeless persons have severe mental illness and/or substance abuse issues. As such, they require long-term, affordable housing options that have supplementary supportive services to make a successful transition into residential stability. To continue to increase the rate of placement and retention, the CoC has started to work on a Housing Stability Plan that will follow clients in securing permanent housing. This model is based on providing wraparound services that address specific homelessness issues, such as chronic family and youth homelessness.

A key component of the City's strategy for ending chronic homelessness is to strategically address that most often cause this problem:

- The high prevalence of substance abuse among chronically homeless individuals
- Inadequate education and/or job skills among many homeless persons
- The shortage of affordable housing in the City of Columbus

By placing emphasis on the above issues along with efficient coordination and collaboration with local non-profit agencies the City of Columbus can strategically pivot itself in addressing chronic homelessness. To capitalize on this, the CoC implemented a comprehensive Homeless Prevention Strategy to effectively identify, assess, prevent individuals and families from becoming homeless, and to divert them in a housing crises from homelessness. The City continues to fund non-profit organizations to provide support services to homeless individuals and families.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Columbus recognizes the need for neighborhood-based homelessness prevention programs, such as a crisis response and stabilization team, a street outreach program, housing search placement specialists, and increased employment opportunities that provide temporary rental assistance and other services. The CoC has implemented a cohesive comprehensive system to increase access to employment and mainstream benefits. Through its Coordinated Entry System, client's needs are assessed through its intake process and subsequently connected to the appropriate services and programs. CoC funded programs/projects are required to attend Soar Training, quarterly resource fairs, and job fairs. Additionally, projects are assigned case managers and/or life skills managers that coordinate assistance.

# **CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)**

## **Actions taken to address the needs of public housing**

The Housing Authority of Columbus Georgia (HACG) serves as the primary public housing agency (PHA). The HACG is a key player in the provision of affordable, decent, and safe housing in Columbus, and there is a strong collaborative relationship between the HACG and the City. Public supported housing serves as a bridge for families seeking to escape poverty and obtain adequate, safe, and affordable housing. In addition to public housing, the HACG offers rental assistance through the Section-8 Voucher Program.

Although the public housing stock is generally in fair physical condition and well-maintained, continued maintenance of these units is cost-prohibitive as units begin to age. The City initially identified during the planning stages of the Consolidated Plan the need of federal funds to help finance the redevelopment of these units vital

Nationally, it is estimated to be around 25.6 billion of backlog for capital improvements of public housing units. As such, much of the actions taken to address the needs of public housing have revolved around public housing units undergoing Rental Assistance Demonstration (RAD) conversion.

Through the RAD program, it will allow public housing agencies to leverage public and private debt and equity to reinvest in the public housing stock. In RAD, units move to a Section - 8 platform with a long-term contract that, by law, must be renewed. This ensures that the units remain permanently affordable to low-income households. The City of Columbus continues to work with HACG to develop and maintain affordable housing.

## **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

At each of its public housing sites, the HACG has resident councils, security task forces, educational opportunities, and youth programming. Each of which provides resources for residents seeking to improve their economic conditions and quality of living. Additionally, the HACG reserves one spot on its board for a public housing resident and actively encourages residents to participate in planning meetings.

HACG programs include; Moving to Work (MTW) created in 2013, this agency provides for more flexibility in how it uses federal funds. The Family Self-Sufficiency (FSS) program is a voluntary self-sufficiency program that provides participating families the opportunity to identify needs, improve skill sets, and work towards life goals, economic independence, and housing self-sufficiency. The FSS program has a program coordinator to assist residents in finding beneficial resources.

## **Actions taken to provide assistance to troubled PHAs**

Not applicable. HACG is designated as a "High Performer."



# **CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

Over the course of the past year, the City and its partners continued to reduce barriers to affordable housing, by allocating CDBG funding for housing rehabilitation that will preserve existing affordable housing. Through the Continuing Hope and Home Accessibility programs elderly households and households that have members with disabilities are provided with essential repairs and modifications. Also, the City provided HOME funds for both new construction and housing rehabilitation. The City continues to budget for fair housing education and outreach on an annual basis.

In order to continue to address and eliminate any potential barriers to affordable housing, the City has identified the following actions:

- 1.) Develop partnerships to build and increase the number of affordable units,
- 2.) Support and coordinate with developers for housing tax credit project applications proposed within the City,
- 3.) Provide homebuyer education, and
- 4.) Make efforts to coordinate the Land Bank Authority of Columbus Georgia in the provision of affordable housing units

The City's limited CDBG and HOME funds are the primary impediment to meeting underserved needs. As such, additional public and private resources are fundamental in assisting with implementation of policies and programs.

## **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Although the City currently works with many community-based organizations, the primary impediment to the City's ability to meet underserved needs is the limited amount of entitlement funding and the fact that most nonprofit organizations operate on limited budgets. The City faces a reduction of funding at the local, state, and federal levels which significantly limit the resources available to address the shortfall of affordable housing units and community needs. Because of this shortfall, the City has shifted its strategy to encourage and promote multifamily affordable housing developments which will leverage and expand affordable housing options for income eligible renter households. Additionally, the City will continue its

efforts for affordable housing acquisition and/or rehabilitation. These funds will provide additional leverage for the acquisition, rehabilitation, and/or resale of homes to income eligible residents, many of whom will be 1<sup>st</sup> time homebuyers.

The City has taken the necessary steps to evaluate the feasibility of a Neighborhood Revitalization Strategy Area (NRSA). Establishment of an NRSA allows greater flexibility in the use of Community Development Block Grant funds (CDBG) and bridges together government, civic, businesses, and non-profit organizations to revitalize distressed communities. The South Columbus NRSA will allow CDBG funds to be used in a more flexible manner to help with neighborhood revitalization in neighborhoods where at least 70% of the residents are of low to moderate incomes. Through this NRSA designation, some of the most distressed residential neighborhoods in South Columbus with high concentrations of low to moderate income individuals will benefit from revitalization efforts. NRSA accomplishments will be reported on in subsequent Annual Action Plans and CAPERs.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City continues to make every effort to protect persons and the environment through compliance of HUD regulations of controlling lead-based paint hazards with housing receiving federal assistance. The City has established a partnership with Habitat for Humanity and Access 2 Independence in administering minor home repair and accessibility modifications for income eligible elderly and disabled individuals with much needed repair, maintenance, weatherization, safety, and beautification of homes.

These programs are required to implement all aspects of HUD's lead-based paint regulations with particular emphasis on properties built prior to 1978. Both organizations continue their efforts to reduce lead-based paint hazards on all of their rehabilitation projects by providing outreach on the dangers, identification, and reduction of lead-based paint hazards to all program participants.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City of Columbus plays an active role in reducing poverty and expanding economic opportunity for job creation and development. The poverty rate is based on whether a household's income can adequately provide for basic needs, which indicates a strong correlation between the labor market and the poverty rate. Ensuring there are opportunities to those who earn the least is key to reducing the number of families in poverty. Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs, subsequently providing opportunities for economic mobility.

For FY 2021, the City promoted economic development through the following means:

- The City has worked to develop a business incubator project in partnership with the Columbus Makes It and the Greater Columbus Chamber of Commerce called SartUp Columbus. StartUp Columbus provides individuals of all income levels the opportunity to

explore business ideas and accelerate their programs.

- The City continues its partnership with Home for Good, whom is the lead agency for the CoC. The CoC has implemented a cohesive comprehensive system to increase access to employment and mainstream benefits. Through its Coordinated Entry System, individuals are assessed through its intake process and subsequently connected to the appropriate services and programs.

As mentioned earlier, the City is evaluating the feasibility of a Neighborhood Revitalization Strategy Area (NRSA) which would provide a way to target its CDBG funding resources in economically disadvantaged neighborhoods. Within an NRSA, the city of Columbus can designate comprehensive strategies to address economic development and housing needs in the targeted area. Job creation and retention activities will be part of the NRSA designation and strategy.

### **Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City's Community Reinvestment Department continues to strengthen its working relationships with social service agencies. It is critical that public and local agencies work cooperatively in executing tasks. The City continues to coordinate amongst its partner agencies to promote a broadly shared understanding of community needs, collaborative and complementary approaches to addressing needs, and responsiveness to changes in conditions.

The City has a Community Development Advisory Council (CDAC) that consists of board members appointed by the mayor and council members to act as the voice of residents per the Citizen Participation Plan. This committee meets throughout the year to provide recommendations on the City's consolidated planning process.

The City continues to work closely with partner agencies and community stakeholders to develop social response programs based on community need. For example, the Community Reinvestment Department and other City representatives are active members in the CoC board and subcommittees, 211 response line through the United Way of the Chattahoochee Valley, the Columbus 2025 Initiative for Economic, Community and Workforce Development, and Neighborhood CDBG Programs. Each program provides a response by the City to respond to the institutional needs of community partners and the individuals they serve.

### **Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City has established a number of cooperative partnerships and collaborations with public and supportive housing providers, local government, and mental health and social service agencies to address its priority needs and will continue to do so. Examples include:

- Single- and multifamily housing: the City partners with organizations such as NeighborWorks and Truth Spring Trade School to coordinate the funding; development and

monitoring of single - family and multifamily housing units funded through the HOME and CDBG programs.

- Tenant Based Rental Assistant: the City partners with a local non-profit, Open Door Community House, to manage the HOME tenant-based rental assistance program. This program is prioritized for homeless individuals and households. Support services are offered to all Tenant Based Rental Assistance (TBRA) households through CoC Programs.
- Single-family Housing Rehabilitation: the City partners with the Columbus Area Habitat for Humanity and Access 2 Independence to provide minor home repair and accessibility modifications for income eligible elderly and disabled individuals.
- Fair Housing: the City hosts fair housing activities in April to honor Fair Housing Month. This year the pandemic has minimized the amount of celebration that normally occurs. The City of Columbus, Georgia Community Reinvestment Department plans on partnering with the Columbus Housing Authority to administer a fair housing training seminar post pandemic.
- The City provides CDBG funding annually and partners with Home for Good (a local nonprofit homeless provider) who serves as the Collaborative Applicant for the Muscogee/Russell County Continuum of Care (CoC). Home for Good coordinates a number of homelessness reduction system-wide strategies involving both public and private agencies such as Coordinated Assessment, Housing First, and Rapid Rehousing through the Continuum of Care.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

During FY 2021, the City of Columbus continued to provide funding to support fair housing activities to promote awareness of the fair housing model. The City has placed particular emphasis in the following:

- Continuing outreach within targeted communities at locations such as recreation centers, community/neighborhood centers, churches, and Boys and Girls Clubs.
- Contracting with a HUD-certified fair housing organization to conduct paired real estate testing in the local rental market. Publish the results in local newspapers as a means of public education and deterrence against future discrimination by landlords.
- Educating elected officials and City department staff responsible for CDBG/HOME funds in their legal obligation to affirmatively further fair housing.
- Targeting education and outreach to landlords who rent a small number of units, as they are likely to be unaware of fair housing laws and their legal responsibilities.
- Designating an existing staff person as the local fair housing officer and establish a formal internal process for referring housing discrimination complaints to the Georgia Commission on Equal Opportunity or to HUD.

The City continues its outreach to individuals with limited English proficiency within targeted communities. For example, the Community Reinvestment Department is active on the Hispanic Outreach Committee. The City is currently developing an adequate formal policy for ensuring that persons with limited English proficiency can access its housing and community development services and programs.

As a way to streamline programs such as CDBG/HOME, the city will host a HUD Grant Workshop for these programs in January of 2022. This will provide an overview of CDBG and HOME Programs to interested non-profit organizations and affordable housing developers. The workshop will streamline the annual application process and prepare non-profit organizations and affordable housing developers for funding applications that are due in February 2022.

# **CR-40 - MONITORING 91.220 AND 91.230**

**Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Monitoring responsibilities for the City's CDBG, and HOME, programs are carried out by Community Reinvestment Department staff. Each year, a risk analysis is completed on all open activities to evaluate financial capacity, management, planning, and national objectives. Risk analysis scores are averaged to determine which activities require on-site monitoring or a desk audit for federal and local compliance. Program staff inspects for key project components during a site visit to ensure compliance with grant regulations. All new subrecipients and agencies that have not been monitored within the past five years are automatically selected, regardless of their risk analysis score.

Once the program staff completes the risk analysis, on-site monitoring visits are scheduled. Monitoring results letters are issued within 30 days of the on-site visit. Subrecipients are required to respond to any concerns or findings within 30 days of receipt of the results letter. All concerns or findings must be resolved by the Community Reinvestment Department for the grantee to qualify for funding during the next application cycle.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

On Friday, December 10, 2021, the 2020 CAPER was advertised for public comment in the Columbus Ledger Enquirer. The Community Reinvestment Department distributed the Public Notice to organizations that serve low-income persons, minorities, or protected classes throughout the City. Our office received public comments from Friday, December 10, 2021, through Saturday, December 25, 2021, and held a public hearing on Wednesday, December 22, 2021, virtually at the Community Reinvestment Department. At the time of the initial publication, there were no citizen comments to report. Any future comments will be included in the final report submission to HUD.



## **CR-45 - CDBG 91.520(C)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Based on the analysis conducted during the most recent Needs Assessment, the 2016-2020 Consolidated Plan strategic priorities were not amended. In the 2016-2020 Consolidated Plan strategic priorities, The City of Columbus committed to the following goals:

- 1) Increase Access to Affordable Housing;
- 2) Increase Housing Options for Homeless and At-Risk of Homelessness;
- 3) Reduce Substandard Housing;
- 4) Increase Housing and Supportive Services for Targeted Populations;
- 5) Advance Public Improvements through Neighborhood Public Facilities;
- 6) Increase Access to Public Services Improving upon Suitable Living Environments;
- 7) Support Local Economic Development Activities;
- 8) Affirmatively Further Fair Housing Choice

FFY 2020 projects were awarded based on the priorities listed above. CDBG funds were expended on activities that maintained existing affordable housing, provided operating dollars to non-profit organizations (including those supporting Economic Development activities), supported fair housing education programs, and improved public infrastructure. For the remainder of the City's consolidated plan period, the City of Columbus Community Reinvestment Department staff will continue conducting annual needs assessments to determine if strategic priorities need to be modified.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

This Jurisdiction does not have any open Brownfields Economic Development Initiative (BEDI) grants.

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

N/A

## **CR-50 - HOME 91.520(D)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

While the HOME regulations state that on-site inspections must only be conducted every three years following the initial 12-month post completion inspection, the City of Columbus has chosen to expand on this by requiring our developers/ owners to conduct additional in-house inspections. This policy has been adopted into all of our written agreements as a means of mitigating potential increased repair and maintenance costs due to negligence/ignorance of issues with affordable rental properties. No Inspections were conducted during this program year as it did not fall on the third year for any of our older HOME rental projects and none of our newer projects had reached the 12-month preliminary post-completion inspection requirement.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Complying with 24 CFR Part 92.351, the City of Columbus and its subrecipients follow the Affirmative Marketing Rules. All recipients of HOME funds are required to follow the affirmative marketing requirements. All printed materials designed to inform the public, owners, or potential tenants wishing to participate in the HOME Program includes a statement regarding the Columbus Consolidated Government's Affirmative Marketing Plan as well as the applicable fair housing laws. This information is included in all media released and/or reports informing the public about the HOME Program. All newspaper and other media announcements, as well as any printed materials, include the Equal Housing Opportunity logo, slogan or statement. Fair Housing Posters are displayed in the offices of all of the City's subrecipients.

To market and publicize various housing programs that are available to the public, all of the programs are advertised via the City's website at <http://www.columbusga.org/CommunityReinvestment/> and social media accounts. The Community Reinvestment Department utilizes Facebook as a social media tool to reach a greater and diverse audience when publicizing its events. Generally speaking, the use of social media has resulted in an increase of individuals showing up to public meetings and forums.

The City of Columbus periodically assesses the Affirmative Marketing Policy to determine the efficacy and make any necessary corrective actions. The assessment of the Affirmative Marketing Policy occurs annually when the City evaluates housing programs in its Annual Action Plan.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics. Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

The City of Columbus Community Reinvestment Department has several programs aimed at both fostering and maintaining affordable housing. The City has identified the need to address the lack of affordable housing as one of its top priorities. Programs geared towards the maintenance of existing housing stock, keeping low-to-moderate-income families in their homes, acquisition and rehabilitation programs, anti-poverty programming, and programs to improve social service coordination are main priorities. As a result, funding preference was given to the following activities:

- Down-payment assistance to first-time homebuyers (Sweet Home Columbus);
- Single-Family Homeownership Program Funding for Non-Profit Developers; and
- Single-Family Rental Property Development for a Non-Profit Developer

The City will continue to evaluate current HOME Program activities and will be proactive in funding projects which address the affordable housing needs in the City of Columbus.